

226 Springbank Place SW Calgary, Alberta

MLS # A2324115



\$995,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		
Inclusions:	Basement fridge		

Luxury Living at an Exceptional Value!! An exceptional to own this beautiful, high-end 5 bedrooms + 1 Office + 1 Den home sits at the top of a quiet cul-de-sac on one of the largest and most private south-facing lots in the area. You will love the bright, sun-drenched floor plan that offers over 3,200 square feet of fully developed living space. The main floor features a welcoming entrance foyer with high ceilings, a private office with a closing door for a quiet work-from-home space, and a cozy living room with a gas fireplace and custom shelves. The fully renovated kitchen is a chef's dream, complete with a massive quartz island, full-height cabinets, and a bright expanded eating area. Nearby, the updated mudroom and laundry room lead into a convenient walk-through pantry. Upstairs, the spacious primary bedroom offers a private south-facing balcony for morning coffee and a large walk-in closet, alongside a stunning, fully renovated ensuite bathroom (2021) with a glass shower and dual sinks. Three additional good-sized bedrooms and an updated full bathroom complete the upper level. The professionally finished basement expands your living space with a large recreation and games room, a wet bar, a 5th bedroom with a walk-in closet, a full bathroom, and a dedicated room for a home gym or hobbies. The massive, tree-lined backyard gets plenty of sun and is perfect for garden lovers and outdoor entertaining. The yard features a firepit, two custom sheds, a natural gas line for your barbecue. This beautifully maintained home offers complete peace of mind with a newly water heater (2025), newly water softener (2024) and Well maintained Furnace (2016). Located in an unbeatable neighborhood, it is in the catchment zone for excellent schools, including Ernest Manning High School, and offers quick, easy access to Stoney Trail to get anywhere in the city quickly. This property is completely

stress-free and move-in ready. Welcome home!